



Otham Court Barley Fields, Horton Heath - SO50 7FD

In Excess of £550,000

WHITE & GUARD

# Otham Court Barley Fields

## Horton Heath, Eastleigh

Set within a thoughtfully designed development originally built by Glenshire Homes this exceptionally well proportioned and carefully laid out five bedroom family home is situated just off of a quiet lane on the edge of the village. On the ground floor the property has a well portioned entrance hall, spacious sitting room, good size dining room, modern cloakroom, lovely light fully integrated kitchen breakfast room with separate utility. On the first floor there are four double bedrooms, a beautiful balcony to the master, two ensuites and modern family bathroom. A staircase from the landing then leads up to the second floor and 23ft fifth bedroom which has previously been used as both a home cinema and playroom and also has scope to either change into two separate bedrooms or add another bathroom, subject to relevant permissions. The property also comes with a driveway, garage and rear garden with decked patio and pergola.

### LOCATION

The property is situated within this beautifully designed development, set away from the road whilst also being within walking distance to Fair Oak's village centre. The house further benefits from being within catchment for Fair Oak Primary School and Wyvern College, which has academy status and caters for 11-16 year-olds. Hedge End and its retail park which includes M&S and Sainsburys are close by and Eastleigh and its thriving town centre and train station are only minutes away, as is Southampton Airport and all main motorway access routes.

- EASTLEIGH BOROUGH COUNCIL BAND F
- EPC RATING C
- FREEHOLD
- TWO ENSUITES AND FAMILY BATHROOM
- 23FT FIFTH BEDROOM
- GARAGE





## .INSIDE

The house is approached by the driveway leading to a covered entrance porch and double-glazed front door which leads through to the inviting entrance hall. From the good size hallway there are stairs to the first floor along with further doors that lead through to both the cloakroom and the garage. The sitting room is a lovely light room with double glazed French door and full height window to either side that look over the garden with the room also benefitting from stylish oak effect flooring, ornate coving, TV and various power points. The dining room, again a lovely, good size room has a window to the front TV and various power points. The heart of the house in some ways then has to be the kitchen/breakfast room which has a set of double glazed French doors with full height windows to either side that also enjoy views over the garden. The kitchen itself is fitted with a matching range of wall and base units and has several built in appliances that include a Zanussi oven with NEFF combination oven above, a five ring gas hob, dishwasher, fridge and freezer. A door to one side then leads through to the utility room which has a fitted worktop, inset sink, plumbing and space for automatic washing machine and further appliance space along with the gas central heating boiler to one wall.

On the first floor there is a sizable landing from which an additional staircase leads to the second floor. On one side of the landing there is an airing cupboard that houses a modern 'USO' hot water tank and system and also the heating thermostat. Doors then lead to all bedrooms and family bathroom. The master bedroom, again a lovely bright room, has French doors with full height windows to each side that lead out onto a balcony that enjoys views over the rear garden. The room also has wardrobes along one wall and door to one side leads to a modern ensuite shower room. Bedroom two has double glazed window to the rear and is ensuite, whilst bedroom three and four, both additional double rooms overlook the front of the house. The family bathroom has an obscured double glazed window to the side and suite comprising of panel enclosed bath, matching wash hand basin and low level WC, the room is also fully tiled and has a heated towel rail. From the second floor landing a door then leads through to a beautiful 23ft fifth bedroom / cinema room/playroom which has two Velux windows to one side, TV and several power points. This room could quite easily be either split in to two bedrooms or an additional bathroom added.



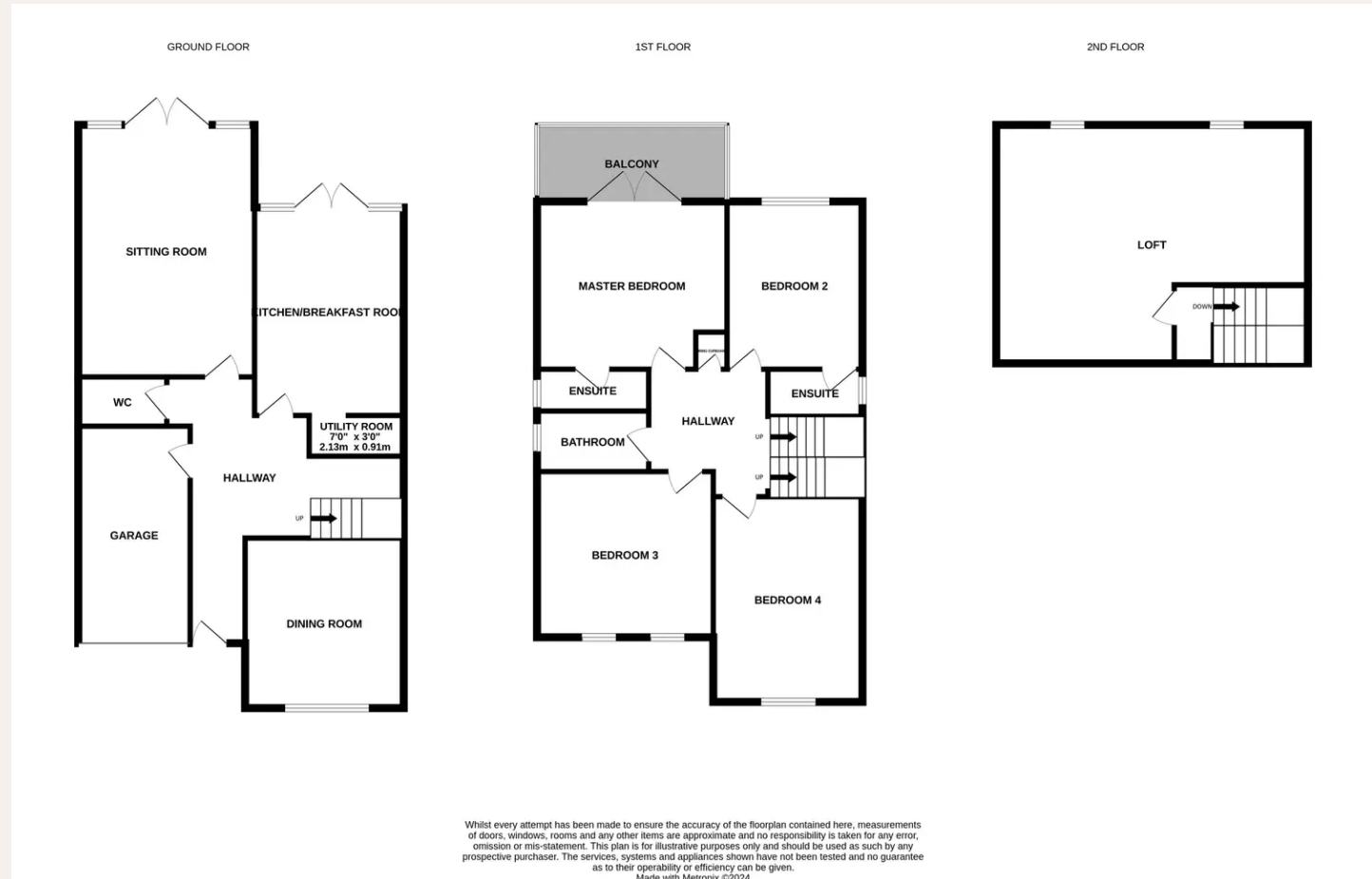
## OUTSIDE

To the front of the house the garden is laid to lawn with planted borders with brick block paved driveway to the side leading to the integral garage which has an electric up and over door, power and light and fitted shelving to the rear. Side access then leads to the rear garden where there is a good size decked patio area with pergola to one side leaving the rest of the garden laid to lawn and fully enclosed.

There is a service charge for the property that is for the upkeep of the private road, lighting and also covers the indemnity insurance which is £225 every 6 months.

## Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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